

172.0

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

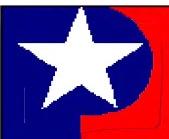
719,400 / 719,400

USE VALUE:

719,400 / 719,400

ASSESSED:

719,400 / 719,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		INVERNESS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PERKINS BRADFORD GRANT JR

Owner 2: MYSAK ERIN ROSS

Owner 3:

Street 1: 3 INVERNESS RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: BERLIN JOSHUA D -

Owner 2: -

Street 1: 3 INVERNESS ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .085 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Clapboard Exterior and 1788 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3682		Sq. Ft.	Site		0	70.	1.44	6									371,321						371,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	3682.000	342,900	5,200	371,300	719,400		114076
							GIS Ref
							GIS Ref
							Insp Date
							09/15/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	342,900	5200	3,682.	371,300	719,400		Year end	12/23/2021
2021	101	FV	332,900	5200	3,682.	371,300	709,400		Year End Roll	12/10/2020
2020	101	FV	357,600	5200	3,682.	371,300	734,100	734,100	Year End Roll	12/18/2019
2019	101	FV	353,800	5200	3,682.	366,000	725,000	725,000	Year End Roll	1/3/2019
2018	101	FV	353,800	5200	3,682.	281,100	640,100	640,100	Year End Roll	12/20/2017
2017	101	FV	353,800	5200	3,682.	265,200	624,200	624,200	Year End Roll	1/3/2017
2016	101	FV	353,800	5200	3,682.	244,000	603,000	603,000	Year End	1/4/2016
2015	101	FV	329,500	5200	3,682.	228,100	562,800	562,800	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERLIN JOSHUA D	73147-507	1	8/21/2019		702,000	No	No		
KENDALL MELISSA	45474-126		6/27/2005		613,000	No	No		
WONG NGAI CHUEN	43392-289		7/28/2004		480,000	No	No		
	19290-407		8/1/1988		215,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/2020	66	Insulate	8,000	C				
5/24/1996	200	Manual	5,000				REROOF	

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2019	SQ Returned	JO	Jenny O
9/15/2018	MEAS&NOTICE	HS	Hanne S
12/15/2008	Measured	197	PATRIOT
12/5/2005	MLS	HC	Helen Chinal
9/19/2005	Fieldrev-Chg	BR	B Rossignol
11/13/2004	MLS	MM	Mary M
4/25/2000	Inspected	276	PATRIOT
12/28/1999	Mailer Sent		
12/9/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION

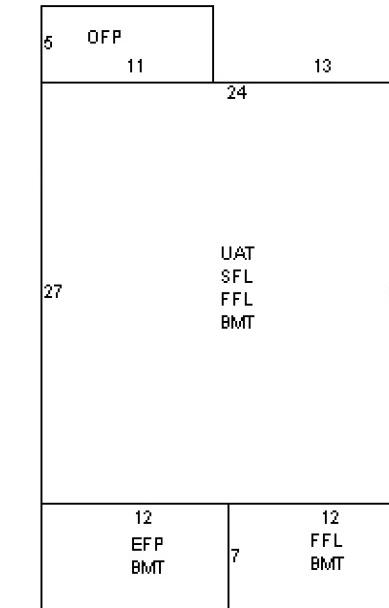
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Good
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1924
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	1 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Kits:	1	Rating: Good
A Kits:		Rating:
Fpl:	1	Rating: Good
WSFlue:		Rating:

OTHER FEATURES

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6	BRs: 2
	Baths: 1	HB

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION**PHYSICAL CONDITION**

Phys Cond: GD - Good

18. %

FUNCTIONALITY

%

ECONOMIC

%

SPECIAL

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OVERRIDE

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